

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Approved by: _____
County Attorney

A RESOLUTION APPROVING THE CONVEYANCE OF THIRTEEN (13) IMPROVED PARCELS OF COUNTY OWNED DELINQUENT TAX PROPERTY TO RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION; AND TO AUTHORIZE THE MAYOR TO EXECUTE QUIT CLAIM DEEDS CONVEYING SAID PARCELS TO RANGELINE NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION, A TENNESSEE NOT-FOR-PROFIT CORPORATION, FOR ITS USE IN DEVELOPING LOW INCOME SINGLE FAMILY HOUSING THAT WILL BE OWNER OCCUPIED. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, In 2005 and 2006, Shelby County acquired improved parcels of Delinquent Tax Property, located at 3067 St. Denis Place, 3068 St. Denis Place, 3066 St. Denis Place, 3044 St. Denis Place, 3045 St. Kitts Place, 3047 St. Kitts Place, 3049 St. Kitts Place, 3063 St. Kitts Place, 3073 St. Kitts Place, 3074 St. Kitts Place, 3068 St. Kitts Place, 3066 St. Kitts Place, and 3064 St. Kitts Place, in Tax Sale Nos. 0204, 0205, and 0206, and further identified as Tax Parcel Numbers 0720220D000080, 0720220D000110, 0720220D000120, 0720220D000190, 0720220D000240, 0720220D000250, 0720220D000260, 0720220D000290, 0720220D000330, 0720220D000340, 0720220D000360, 0720220D000370, 0720220D000380; and

WHEREAS, Rangeline Neighborhood Community Development Corporation., a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey these improved parcels of Delinquent Tax Property to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, T.C.A. §67-5-2509(d)(2) allows Shelby County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of development of single family housing that will be owner occupied; and

WHEREAS, It is deemed to be in the best interest of Shelby County to convey said improved parcels of Delinquent Tax Property, to Rangeline Neighborhood Community Development Corporation, a Tennessee not-for-profit corporation, for nominal consideration, to enable Rangeline Neighborhood Community Development Corporation, a Tennessee not-for-profit corporation, to develop thereon low income single family housing that will be owner occupied.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the aforementioned Delinquent Tax Property conveyance to Rangeline Neighborhood Community Development Corporation, a Tennessee not-for-profit corporation, for nominal consideration, be and the same is hereby approved; and that the Mayor be and he is authorized to execute the attached Quit Claim Deed Document affecting the same.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

These are improved County owned Delinquent Tax Parcels, located in the Overton Manor Townhouses Complex on the west side of Overton Crossing, north of Whitney and south of Driftwood, within the City of Memphis, and further identified as Tax Parcel Numbers 0720220D000080, 0720220D000110, 0720220D000120, 0720220D000190, 0720220D000240, 0720220D000250, 0720220D000260, 0720220D000290, 0720220D000330, 0720220D000340, 0720220D000360, 0720220D000370, 0720220D000380. They were acquired in 2005 and 2006 by the County from Shelby County Trustee Tax Sale Nos. 0204, 0205, and 0206 for outstanding taxes, penalties and interest in the amount of \$89,087.14. Rangeline Neighborhood Community Development Corporation, a Tennessee not-for-profit corporation, in good standing with the Federal and State Governments and Memphis Housing Community Development, has requested Shelby County to convey these improved Delinquent Tax Parcels to it, for nominal consideration, for its use in developing low income single family housing that will be owner occupied. Rangeline Neighborhood Community Development Corporation is a 501 (c) (3) nonprofit organization in Memphis and the surrounding area. It will provide affordable housing to low income/first time homeowner families, currently living in substandard conditions, in need of a simple, descent place to live. T.C.A. §67-5-2509(d)(2) allows the County to transfer real property acquired in a tax sale to a not-for-profit organization in good standing with the Federal and State Governments and Memphis Housing Community Development, for nominal consideration, for the purpose of developing single family housing that will be owner occupied. Based on the above, it is hereby recommended by the Administration that the conveyance of this Delinquent Tax Parcel be approved.

II. Source and Amount of Funding

No county funds required.

III. Contract Items

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

Exhibit "A"							
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes and Fees	Conveyed To	Planned Use
12018	0204	07250220D000080	3067 St. Denis Place	R-TH	\$8,093.70	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12019	0204	07202220D000110	3068 St. Denis Place	R-TH	\$8,339.35	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12020	0206	07202220D000120	3066 St. Denis Place	R-TH	4,450.11	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12022	0206	07202220D000190	3044 St. Denis Place	R-TH	\$4,288.98	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12024	0205	07202220D000240	3045 St. Kitts Place	R-TH	\$8,919.78	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12025	0206	07202220D000250	3047 St. Kitts Place	R-TH	\$4,374.54	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12026	0206	07202220D000260	3049 St. Kitts Place	R-TH	\$4,450.11	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12028	0205	07202220D000290	3063 St. Kitts Place	R-TH	\$8,919.78	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12029	0206	07202220D000330	3073 St. Kitts Place	R-TH	\$4,450.11	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12030	0205	07202220D000340	3074 St. Kitts Place	R-TH	\$8,919.78	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12031	0204	07202220D000360	3068 St. Kitts Place	R-TH	\$8,339.35	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12032	0206	07202220D000370	3066 St. Kitts Place	R-TH	\$7,202.20	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing
12033	0204	07202220D000380	3064 St. Kitts Place	R-TH	\$8,339.35	Rangelne Neighborhood Community Development Corporation	Develop into Single Family Housing

13 Properties

Overton Manor Townhouses

SCRE File No. CP09-002

3067 St. Denis Place, 3068 St. Denis Place, 3066 St. Denis Place, 3044 St. Denis Place, 3045 St. Kitts Place, 3047 St. Kitts Place, 3049 St. Kitts Place, 3063 St. Kitts Place, 3073 St. Kitts Place, 3074 St. Kitts Place, 3068 St. Kitts Place, 3066 St. Kitts Place, And 3064 St. Kitts Place

Tax Parcel Nos. 0720220D000080, 0720220D000110, 0720220D000120, 0720220D000190, 0720220D000240, 0720220D000250, 0720220D000260, 0720220D000290, 0720220D000330, 0720220D000340, 0720220D000360, 0720220D000370, 0720220D000380

